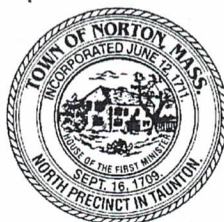


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**Town of Norton Planning Board
Meeting Minutes
October 27, 2015**

Call to Order/General Business

The October 27, 2015, meeting of the Norton Planning Board, was held in the first floor Selectmen's Conference Room, of the Norton Town Hall and was called to order at 7:15 P.M., by Joanne Haracz, Chairman. Members Present: Joanne Haracz, Chairman; Mr. David Miller, Vice-Chair; Mr. Edward Beatty; Mr. George Burgess; Mr. Pat Daly; and Ms. Cheryll-Ann Senior. Mr. Joseph Fernandes arrived at 7:20 P.M. Also present: Beth A. Wierling, Director of Planning & Economic Development and Janet Sweeney, Recording Secretary.

A. Endorsement: Form A- ANR – Taunton Ave., Assessor's Map 28, Lot 13

Documents Presented to Planning Board:

1. *Plan-Land Owned by Alfalfa Realty Trust II In Norton, Massachusetts, dated September 24, 2015, drawn by E. Otis Dyer, R.P.L.S., Rehoboth, MA (Owner/Applicant- Alfalfa Realty Trust II/Charles D. Salley, Trustee)*

Mr. Otis Dyer, Professional Engineer, was present on behalf of this ANR and explained this is just a little more than 20-acres and described lots. The lot has minimum frontage and is a u-shape, but meets shape factor.

Mrs. Haracz said all lots meet requirements. No one from audience had any comments/questions.

MOTION was made by Mr. Beatty to Approve Plan of Land, owned by Alfalfa Realty Trust II in Norton, Massachusetts, dated September 24, 2015, drawn by E. Otis Dyer, R.P.L.S. Second by Mr. Burgess. Vote: Unanimous. MOTION CARRIES.

B. Report of the Planning Board

Mr. Miller stated he was unable to attend the Town Meeting and inquired about status of Articles.

It was noted at the Town Meeting, the Article on the church rectory/Fall River Diocese on Power Street passed at Town Meeting but there an issue with residents not receiving proper notice. The Town Clerk is working with Attorney General regarding this.

Mrs. Haracz said this issue occurred probably due to the lack of staff support (no Town Planner hired at that time, etc.).

The Zoning Bylaw amendment pertaining to the Billboard Article is off the table at the moment.

C. Planning Board Business and Policies

- Proposed December Meeting Dates: December 1, 2015 and December 15, 2015. It was noted Planning Board meetings to be scheduled for December 1 and 15, 2015.
- Ms. Wierling noted she had organized binders for each Board member to keep their materials more organized.

D. Approval of Minutes – 8/18/15 And 9/15/15

MOTION was made by Ms. Senior to approve the August 18, 2015 Planning Board Minutes of Meeting as amended. Second by Mr. Beatty. Vote: Unanimous. MOTION CARRIES.

It was agreed the Minutes of 9/15/15 would be reviewed at the end of this meeting in the interest of time.

E. Bills and Warrants

There were no Bills and Warrants reviewed/approved.

7:30 P.M. **PUBLIC HEARING** – *continued*
60 West Main Street
Garrett's Shoppes on Main
Applicant: GAC Development, LLC
(2) Special Permits & Site Plan

First Hearing Date: July 28, 2015
Adv.: July 13, 2015 & July 20, 2015
Abut: July 11, 2015

Site Plan: Section 15.3.3: All "Drive-through facilities", as defined in Article II – Definitions, shall require Site Plan approval.

Special Permits: (1) Section 4.8: Construction of a commercial building in excess of 10,000 s.f. (13,562 s.f. proposed) and (2) Section 4.4 Commercial Uses: Drive-Through Facility in Village Commercial Zoning District

Documents Presented to Planning Board:

- 1. Correspondence dated October 26, 2015 addressed to Beth Wierling from David Cohen regarding request of continuance of Garrett's Shoppes on Main to November 10, 2015]*

Mrs. Haracz explained situation that the Planning Board did not receive requested materials in time; therefore, applicant asked for a continuance to November 10, 2015

An abutter from Seminary Way, Ms. Liebher, said property line was not staked yet and it was supposed to be done.

Ms. Wierling stated if there were any questions/concerns to have residents contact or come to the Planning/Zoning Office to see her. Agendas are posted on line and on bulletin boards and any continuance requests will be noted on agenda so residents can keep up-to-date with the status. Ms. Wierling said as soon as traffic study is provided to her from applicant, she will make it available.

MOTION was made by Mr. Beatty to continue this Public Hearing to 7:35 P.M. on November 10, 2015. Second by Mr. Burgess. Vote: Unanimous. **MOTION CARRIES.**

Approval of Minutes – (continued)

September 15, 2015 Minutes

MOTION was made by Mr. Beatty to approve the September 15, 2015 Planning Board Minutes of Meeting, as written. Second by Mr. Miller. Vote: All In Favor, except for Ms. Senior who voted “present”. **MOTION CARRIES.**

Adjournment

MOTION was made by Mr. Beatty to Adjourn at 7:43 P.M. Second by Mr. Burgess. Vote: Unanimous. **MOTION CARRIES.**

Respectfully Submitted by:

Janet A. Sweeney

Planning Board – Recording Secretary

Minutes Approved by Committee on:

10/11/14

(Date)

Signature:

Joanne Hauer

Chairman:

Joanne Hauer